

**TOWN OF DAVIE
WORKSHOP MEETING
JUNE 13, 2005**

The meeting was called to order at 7:03 p.m. and was followed by the Pledge of Allegiance.

Present from the Town were Mayor Truex, Vice-Mayor Hubert, and Councilmembers Crowley, Paul, and Starkey. Also present were Town Administrator Kovanes, Town Attorney Kiar, and Town Clerk Muniz recording the meeting.

In attendance from the Economic Development Council (EDC) were Dr. Irv Rosenbaum, Margaret Wu, Horatio Lopez, Neal Kalis, Patti Cook, Tony Robles, Bob Legg, Lynn DeLorenzo, Lois Bolton, and Pat Montalbano.

Dr. Rosenbaum thanked Council for the opportunity to meet and stated the EDC wished to discuss how Council viewed the EDC's role with regard to decision making in the Town.

Councilmember Starkey stated that Council viewed the EDC as an ambassador to the Town with regard to attracting quality economic development and redevelopment opportunities in the right places. Councilmember Paul felt the EDC should help the Town be proactive in identifying the right fits for economic development and re-development. She indicated the Town had missed many opportunities where Davie Road was concerned. Councilmember Paul stated that the redevelopment of the Davie Road corridor and 441 were important areas to address. Councilmember Crowley wanted the EDC to continue communicating and remaining active with the Town.

Mayor Truex felt the EDC was doing its best to identify areas needing development and cautioned the EDC not to get bruised egos if Council did not approve a project it recommended. Vice-Mayor Hubert wanted more attention given to Davie Road and downtown Davie with more mixed use to include housing. Dr. Rosenbaum spoke of the loss of Nova Southeastern University professors due to the current housing problem. Mayor Truex stated the need to have increased meetings with the EDC to keep the lines of communication open.

Councilmember Starkey advised that reiterating Council's goals to the EDC and the community was important to avoid sending mixed messages. She felt the economic study being done by the EDC should be expedited so discussions could be held with regard to proposed and existing projects.

Mayor Truex asked how the EDC viewed its role in the Town's decision-making process.

Ms. DeLorenzo felt there had been some highs and lows recently in the EDC's relationship with the Town and stated that common resources had not been identified in a unified approach. She commended the work done on the Treasure Coast re-building plan and spoke of projects she had been involved in with the City of Plantation. Ms. DeLorenzo asked Council what the common goal was with regard to economic development that would be mutually beneficial.

Councilmember Starkey had spoken with Mr. Kovanes and the Broward County administrator with regard to the airport expansion's impact on Davie. She stated that Davie should look at attracting businesses from the airport for its own economic benefit, as there was no point in supporting the expansion if the Town would derive no benefit.

Dr. Rosenbaum stressed it was important that residents were on board with the Town's goals. He felt the Town's residents were woefully uninformed with regard to development and its impacts. Dr. Rosenbaum stated that residents needed to be educated on how the Town worked and asked if the EDC should participate in this effort. Mayor Truex felt this would be acceptable if the educational program was general in nature and not tied to a particular development project.

Councilmember Starkey stressed Council's role in weighing appropriate and compatible projects in different areas. Dr. Rosenbaum spoke against mini-storage facilities that were poor usage of a given

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land area. He agreed that a position needed to be taken with regard to resisting development that lowered the land usage in a given area. Vice-Mayor Hubert felt the homeowner's association (HOA) list should be shared with the EDC in order to present its educational programs.

Councilmember Starkey asked the EDC members if they could assist in writing articles for *The Davie Update*. Ms. Bolton indicated this had been done in the past and agreed this was a good idea.

Councilmember Paul suggested that the EDC hold educational meetings with key representatives of the HOAs who could then take the information back to their homeowners. Councilmember Paul advised she was recently told that mini storage facilities were one of the best revenue generators. She also spoke of previous discussions with EDC members about building a corporate headquarters at the large Target retail site.

An EDC member explained that the site was not attractive to large corporations as they preferred to be located around the perimeter of interstates, roads and expressways. Dr. Rosenbaum felt the profile of several developments showed that the employment impact was not very strong in the Town.

Mr. Kalis stated that the community building approach had sometimes been hit or miss over the years, and wanted the EDC to help give the Town the tools to make the right decisions for the residents. He suggested considering a Town-wide master planning Charette process, as this brought out residents who became invested in the process and advocates for the solution.

Councilmember Starkey stressed that critical areas such as the 441 corridor and the Regional Activity Center (RAC) were areas to be addressed. She felt the EDC would be ideal for working with the Town, Nova Southeastern University and the Community Redevelopment Projects on such projects.

Mayor Truex asked if the EDC would be involved with the master plan process for the RAC. Dr. Rosenbaum stated that this was the goal and agreed with Mr. Kalis about the need for master planning.

Councilmember Starkey spoke of the Town's preservation of open space formerly zoned for commercial usage. She felt it was time to balance acreage the Town kept acquiring with economic development efforts. Councilmember Starkey agreed that educating the residents was important.

Dr. Rosenbaum spoke of the history of the Town's land use plans and of the EDC's interest in taking a broader approach to community development. Councilmember Paul was in favor of the EDC going in this direction.

Dr. Rosenbaum spoke of the Education Research and Training Authority (ERTA) which some municipalities used and added that ERTA as an organization could be improved. Councilmember Starkey asked about the progress of ERTA projects.

Dr. Rosenbaum spoke of the crisis for young people in the community who tended to leave Davie for other opportunities. He felt the educational complex was an underutilized resource. Councilmember Starkey asked how an action plan could be prepared. Dr. Rosenbaum stated that an action plan should involve giving ERTA a mission and a budget. Ms. Wu recommended that ERTA meet with Council. Dr. Rosenbaum suggested that an information package be prepared first, then ERTA could meet with Council.

Dr. Rosenbaum asked about Council's interest in having biotech projects come to Davie. Councilmember Starkey spoke of a meeting she had attended where FAU President Frank Brogan spoke in favor of FAU and Nova Southeastern University partnerships in Davie.

Mr. Kalis asked what method Council preferred the EDC to use to express its opinion. Councilmember Starkey wanted to take the emotion out of issues and focus on the facts regarding issues that would benefit the Town in the future. Councilmember Paul felt Council should hold at least two workshops with the EDC and welcomed the opportunity to speak with EDC members individually.

Vice-Mayor Hubert was in favor of quarterly meetings. Dr. Rosenbaum advised that the EDC met at noon the third Tuesday of every month. Councilmember Crowley asked that Council be informed of future EDC meetings and requested copies of agendas and minutes. Mayor Truex invited the EDC to give a presentation at Council's monthly presentation meetings.

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Councilmember Crowley stated that the height restriction needed to be raised in certain areas along the I-595 corridor, as he felt this would help buffer traffic and attract more business. Mr. Kalis spoke of challenges in increasing density with the high prices of homes and land in the County. He felt this issue had to be discussed openly and realistically in light of the goal to attract more business. Councilmember Starkey spoke of difficulties facing Everglades Park with regard to noise abatement. She felt other areas should be looked at to increase density and suggested considering the flight contour area for future corporate development.

Dr. Rosenbaum thanked Council for the opportunity to meet.

There being no further business to discuss and no objections, the meeting was adjourned at 8:18 p.m.

Approved

Mayor/Councilmember

Town Clerk